

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mr Fletcher
Equilibrium Architects Ltd
Bank Chambers
Bank Street
Bury
BL9 0DL

On Behalf Of:

Mr and Mrs Crausby
Higher House
Moor Road
Holcombe
Bury
BL8 4NX

PART 1 - Particulars of Application

Application Number: 68241

Date of Registration: 24/06/2022

Proposal:

Extension, alteration and remodelling of outbuildings to form a family annexe

Location:

Higher House, Moor Road, Ramsbottom, Bury, BL8 4NX

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings :
Site Location Plan (Dwg no. R-0565-SLP)
Proposed Site Layout, Floor & Roof Plan (Dwg no. R-0565-10 D)
Proposed Elevations & Sections - Sheet 1 of 2 (Dwg no. R-0565-15-1 C)
Proposed Elevations & Sections - Sheet 2 of 2 (Dwg no. R-0565-15-2 B))
Proposed Window & Door Details (Dwg no. R-0565-20 A)
'On the rafter' installation detail (Dwg no. CR_WRCs_FK_C)
and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
- 3 The external finishing materials for the proposal hereby approved shall be as detailed within the approved application particulars.
Reason. In order to preserve the special architectural or historic interest of the building and to ensure a satisfactory development pursuant to Policy EN2/3 - Listed Buildings of Bury Unitary Development Plan, Paragraph 189 of the National Planning

Policy Framework, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.

- 4 The development hereby approved shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling known as Higher House.
Reason. To ensure the proposed use remains ancillary to the principle use on the site, pursuant to UDP Policy H2/3 - Extensions and Alterations and the requirements of Supplementary Planning Document 6 – Alterations and Extensions to Residential Properties.
- 5 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 6 A landscaping scheme shall be submitted to, and approved by the Local Planning Authority. The contents of the plan should include soft landscaping and the provision of bat and bird boxes within the development. The approved scheme shall thereafter be implemented not later than 12 months from the date the building is first occupied or within the first available planting season and if any landscaping is removed, dying or becomes severely damaged or severely diseased within five years of planting shall be replaced by landscaping of a similar size or species to those originally required to be planted. The bat and bird boxes shall be retained for the lifetime of the development.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/2	EN1/2 - Townscape and Built Design
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
EN2/3	EN2/3 - Listed Buildings
OL1	OL1 - Green Belt
OL1/2	OL1/2 - New Buildings in the Green Belt
OL7/2	OL7/2 - West Pennine Moors
EN9/1	EN9/1 - Special Landscape Areas
H2/3	H2/3 - Extensions and Alterations

SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties.
SPD8 Development Control Policy Guidance Note 8 - New Buildings and Associated Development in the Green Belt
NPPF National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Site Location Plan (Dwg no. R-0565-SLP)
Proposed Site Layout, Floor & Roof Plan (Dwg no. R-0565-10 D)
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NOTES TO APPLICANT

1. 1. Whilst the buildings to be converted have been determined to be low risk for bats, the applicant is reminded that under the 2019 Regulations it is an offence to disturb, harm or kill bats. If a bat is found all work should cease immediately and a suitably licensed bat worker employed to assess how best to safeguard the bat(s). Natural England should also be informed.
2. The developer's attention is drawn to the existence of Public Rights of Way No.'s 27 & 28, Ramsbottom, which abut the site. No development should take place which affects the Right of Way in the absence of an appropriate closure or diversion order.

Signed:



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On behalf of the Council

Date of Decision: 04/11/2022